

**Note: The following case(s) is/are included in this ad.**

**Click on the process number or applicant's name to go directly to the ad.**

<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>04-300</u></a>	<a href="#"><u>ROGELIO &amp; CARMEN LARA</u></a>
<a href="#"><u>04-408</u></a>	<a href="#"><u>ELOY &amp; ADELAIDA PEREZ</u></a>
<a href="#"><u>04-450</u></a>	<a href="#"><u>RANCHOS DEL SOL L. L. C.</u></a>
<a href="#"><u>05-008</u></a>	<a href="#"><u>MARIA DE LA RUIZ</u></a>
<a href="#"><u>05-012</u></a>	<a href="#"><u>MITCHELL &amp; OLGA HORN</u></a>
<a href="#"><u>05-014</u></a>	<a href="#"><u>K &amp; K CUSTOM HOMES, INC.</u></a>
<a href="#"><u>05-017</u></a>	<a href="#"><u>TNT FARMS, INC.</u></a>
<a href="#"><u>05-024</u></a>	<a href="#"><u>MARY ARNOLD &amp; ANDREA MILLER</u></a>
<a href="#"><u>05-026</u></a>	<a href="#"><u>ARNALDO &amp; MAURA FIGUEREDO</u></a>
<a href="#"><u>05-043</u></a>	<a href="#"><u>MARTIN, LYDIA &amp; KAREN AVICK</u></a>

THE FOLLOWING HEARING WAS DEFERRED FROM 5/3/05 TO THIS DATE:

HEARING NO. 05-1-CZ14-6 (04-300)

15-55-38  
Council Area 14  
Comm. Dist. 9

APPLICANTS: ROGELIO & CARMEN LARA

- (1) Applicant is requesting to permit a single-family residence with a lot area of 5 gross acres (20 acres required in conjunction with agricultural use).
- (2) Applicant is requesting to permit a storage building and well enclosure in front of the principal structure (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Main House and Storage House," as prepared by Manuel Siques Civil Structural Engineer and consisting of 4 sheets: Sheets SP and L-1 dated 5/5/03; Sheet A-1 dated 5/6/03 and Sheet M-1 dated 5/7/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north ½ of the SW ¼ of the SE ¼ of the NE¼ of Section 15, Township 55 South, Range 38 East.

LOCATION: 12605 S.W. 199 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5 Acres

PRESENT ZONING: GU (Interim)

HEARING NO. 05-6-CZ14-1 (04-408)

11-56-38  
Council Area 14  
Comm. Dist. 9

APPLICANTS: ELOY & ADELAIDA PEREZ

Applicant is requesting to permit a single-family residential parcel of land with 1.37 gross acres (5 gross acres required) and lot frontage of 180' (200' required).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A survey is on file and may be examined in the Zoning Department as prepared by Blanco Surveyors, Inc., dated 10/8/04.

SUBJECT PROPERTY: The east 180' of the west 410' of the north ½ of the south ½ of the NW ¼ of the NW ¼ all in Section 11, Township 56 South, Range 38 East.

LOCATION: The south side of S.W. 202 Street & 230' east of S.W. 197 Avenue, A/K/A: 19600 S.W. 202 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.37 Gross Acres

PRESENT ZONING: GU (Interim)

HEARING NO. 05-6-CZ14-2 (04-450)

29-57-38  
Council Area 14  
Comm. Dist. 9

APPLICANT: RANCHOS DEL SOL L. L. C.

UNUSUAL USE to permit lake excavations.

ON PROPOSED TRACTS #2, #6, #10, #14, #21, #24, #27, #34, #37 & #39

Plans are on file and may be examined in the Zoning Department entitled "Ranchos Del Sol," as prepared by Bellon Milanes, Architects Planners, consisting of 2 pages and dated 7/6/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL 1: The north  $\frac{1}{2}$  of the north  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , less the east 35' and the north  $\frac{1}{2}$  of the south  $\frac{1}{2}$  of the north  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , less the east 35', all in Section 29, Township 57 South, Range 38 East. AND: PARCEL 2: The north  $\frac{1}{2}$  of the south  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , less the east 35' and the south  $\frac{1}{2}$  of the south  $\frac{1}{2}$  of the north  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , less the east 35', all in Section 29, Township 57 South, Range 38 East. AND: PARCEL 3: The south  $\frac{1}{2}$  of the south  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , less the east 35' for right-of-way, all in Section 29, Township 57 South, Range 38 East. AND: PARCEL 4: The east  $\frac{3}{8}$  of the north  $\frac{1}{2}$  and the east  $\frac{3}{4}$  of the north  $\frac{1}{2}$  of the north  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  and the south  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , less the east 35' thereof, all in Section 29, Township 57 South, Range 38 East.

LOCATION: The Southwest corner of theoretical S.W. 344 Street & theoretical S.W. 217 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 209.52 Acres

PRESENT ZONING: GU (Interim)

APPLICANT: MARIA DE LA RUIZ

- (1) Applicant is requesting to permit an aluminum terrace addition to a single-family residence setback a minimum of 11.3' (15' required) from the side street (north) property line.
- (2) Applicant is requesting to permit an addition to the residence setback a minimum of 14.5' (25' required) from the rear (east) property lines.
- (3) Applicant is requesting to permit the residence to setback a minimum of 24.7' (25' required) from the front (west) property line.
- (4) Applicant is requesting to permit a lot coverage of 38.7% (35% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department, entitled "As Built for Legalization for Maria de la Ruiz," as prepared by Jose R. Figueroa, Architect and consisting of two pages; A-1 dated revised 2/15/05 and A-2 dated 11/18/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 3, Block 4, EUREKA MANOR, SECTION ONE, Plat book 116, Page 15.

LOCATION: 18635 S.W. 123 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 76' x 99.49'

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 05-6-CZ14-4 (05-12)

21-56-38  
Council Area 14  
Comm. Dist. 9

APPLICANTS: MITCHELL & OLGA HORN

Applicant is requesting to permit a spacing of 7' (10' required) between 2 stables.

Plans are on file and may be examined in the Zoning Department entitled "Horn Project," as prepared by Mitch Horn, consisting of 4 pages and dated 5/10/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west 181.5' of the east 588.5' of the south 300' of the north 1,293' of the SW ¼ and the west 181.5' of the east 588.5' of the south 300' of the north 993' of the SW ¼ and the west 181.5' of the east 770' of the south 300' of the north 993' of the SW ¼, all in Section 21, Township 56 South, Range 38 East.

LOCATION: 21271 S.W. 244 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.06 Gross Acres

PRESENT ZONING: GU (Interim)

HEARING NO. 05-6-CZ14-5 (05-14)

32-55-40  
Council Area 14  
Comm. Dist. 9

APPLICANT: K & K CUSTOM HOMES, INC.

Applicant is requesting to permit two lots with frontages of 50' each (75' required).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Variance Application for K & K Homes, Inc.," as prepared by Jose L. Diaz, Architect and dated 11/10/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east 50' of the west ½ of the NW ¼ of the NW ¼ of the SE ¼ of the SW ¼ in Section 32, Township 55 South, Range 40 East.

LOCATION: Between S.W. 180 Street & S.W. 181 Street & approximately 114' east of S.W. 104 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 340'

PRESENT ZONING: RU-2 (Two Family Residential)

APPLICANT: TNT FARMS, INC.

- (1) MODIFICATION of Condition #2 of Resolution #CZAB14-1-00, passed and adopted by Community Zoning Appeals Board #14 and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Sprint PCS,' as prepared by Williams, Hatfield & Stoner, Inc., dated last revised 3-30-99, consisting of 3 sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Sketch and Legal,' as prepared by Sergio Redondo & Associates, Professional Land Surveyors, stamped dated received 3/23/05 and consisting of 2 sheets."

The purpose of the request is to permit the applicant to submit revised site plans showing the revised location for the cell tower site.

- (2) Applicant is requesting to waive the requirement that lots have frontage on a public street; to permit the cell tower site with 0' frontage on a public street (120' required).

REQUESTS #1 & #2 ON PARCEL "A"

- (3) DELETION of Condition #2 of Resolution #CZAB14-1-00, passed and adopted by Community Zoning Appeals Board #14 and reading as follows:

"2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Sprint PCS,' as prepared by Williams, Hatfield & Stoner, Inc., dated last revised 3-30-99, consisting of 3 sheets."

The purpose of this request is to permit the applicant to develop the remainder of the property under the current zoning requirements.

REQUEST #3 ON PARCEL "B"

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 & #3 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL "A": A parcel of land lying in the SE ¼ of Section 22, Township 57 South, Range 38 East, and being more particularly described as follows:

Commence at the Northeast corner of the SE ¼ of said Section 22, Township 57 south, Range 38 East; thence S89°28'12"W a distance of 1,332.44' along the north line of S.E. ¼; thence S00°47'42"E along the west line of the north ½ of the east ½ of the SE ¼ of said Section 22, Township 57 South, Range 38 East, a distance of 1,201.53' to the Point of beginning. Thence N89°12'17"E a distance of 413.07'; thence S00°47'42"E a distance of 330'; thence S89°12'17"W a distance of 413.07'; thence N00°47'42"W a distance of 330'; to the Point of beginning of the

CONTINUED ON PAGE TWO

APPLICANT: TNT FARMS, INC.

PAGE TWO

herein described parcel. AND: PARCEL "B": The north  $\frac{1}{2}$  of the east  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  less the north 35' and also less the east 35' in Section 22, Township 57 South, Range 38 East, AND: The west  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , less the south 35' and the west  $\frac{1}{4}$  of the east  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  less the south 35' in Section 22, Township 57 South, Range 38 East; AND: The east  $\frac{3}{4}$  of the east  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  less the east 35' and also less the south 35' in Section 22, township 57 south, Range 38 East. LESS: PARCEL "A": A parcel of land lying in the SE  $\frac{1}{4}$  of Section 22, Township 57 South, Range 38 East, and being more particularly described as follows:

Commence at the Northeast corner of the SE  $\frac{1}{4}$  of said Section 22, Township 57 south, Range 38 East; thence S89°28'12"W a distance of 1,332.44' along the north line of S.E.  $\frac{1}{4}$ ; thence S00°47'42"E along the west line of the north  $\frac{1}{2}$  of the east  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of said Section 22, Township 57 South, Range 38 East, a distance of 1,201.53' to the Point of beginning. Thence N89°12'17"E a distance of 413.07'; thence S00°47'42"E a distance of 330'; thence S89°12'17"W a distance of 413.07'; thence N00°47'42"W a distance of 330'; to the Point of beginning of the herein described parcel.

LOCATION: The Southwest corner of theoretical S.W. 336 Street & S.W. 197 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 81 Acres

PRESENT ZONING: EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

HEARING NO. 05-6-CZ14-7 (05-24)

16-57-38  
Council Area 14  
Comm. Dist. 9

APPLICANTS: MARY ARNOLD & ANDREA MILLER

Applicant is requesting to permit a single-family residence with a lot frontage of 150' (200' required) and a lot area of 1.446 gross acres (5 gross acres required).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A survey is on file and may be examined in the Zoning Department entitled "Boundary Survey," as prepared by T. L. Riggs and dated 12/18/92.

SUBJECT PROPERTY: The north 150' of the south 950' of the east 420' of the NE ¼; all in Section 16, Township 57 South, Range 38 East.

LOCATION: The west side of S.W. 207 Avenue & approximately 800' north of S.W. 320 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.446 Gross Acres

PRESENT ZONING: AU (Agricultural – Residential)

HEARING NO. 05-6-CZ14-8 (05-26)

27-56-38  
Council Area 14  
Comm. Dist. 9

APPLICANTS: ARNALDO & MAURA FIGUEREDO

Applicant is requesting to permit single-family residence with a lot frontage of 25' (200' required) and a lot area of 2.768 gross acres (5 gross acres required).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Mrs. & Mrs. Figueredo Residence," as prepared by R. A. Fabregat, Architect and consisting of 5 pages, dated 11/5/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: The SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  and the south 25' of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , all in Section 27, Township 56 South, Range 38 East.

LOCATION: Lying east of S.W. 207 Avenue & approximately 330' south of S.W. 248 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.768 Gross Acres

PRESENT ZONING: AU (Agricultural – Residential)

HEARING NO. 05-6-CZ14-9 (05-43)

33-56-39  
Council Area 14  
Comm. Dist. 8

APPLICANTS: MARTIN, LYDIA & KAREN AVICK

AU to EU-S

SUBJECT PROPERTY: The west  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  in Section 33, Township 56 South, Range 39 East, less the south 35' thereof.

LOCATION: The Northeast corner of S.W. 280 Street & theoretical S.W. 155 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5 Acres

AU (Agricultural – Residential)

EU-S (Estates Suburban 1 Family 25,000 sq. ft. gross)